
OLR Bill Analysis

sSB 752

AN ACT CONCERNING SELF-SERVICE STORAGE FACILITY LIENS.

SUMMARY:

By law, a self-service storage facility owner has a lien upon any personal property left in the facility by a renter who defaults on a rental agreement. This bill generally allows the owner to satisfy the lien notice procedures by sending the notice electronically. The electronic notice must include a statement indicating that opening the email is acceptance of the notice.

Under the bill, if the owner does not receive confirmation that the renter has opened the notice within seven days after sending it, he or she must send an additional notice by registered or certified mail, return receipt requested. By law, an owner can also notify the renter by delivering written notice in person.

The electronic notice authority does not extend to vessels that are not documented under federal maritime or admiralty laws. Such vessels have a separate lien process. The bill specifies that owners must follow this separate process if the property is a vessel.

Additionally, the electronic notice authority does not extend to certain notices concerning motor vehicles. Thus, written notice must continue to be sent to the (1) motor vehicles commissioner and (2) vehicle's lienholder or owner (if different than the renter).

EFFECTIVE DATE: July 1, 2013

BACKGROUND

Self-Service Storage Facility Liens

The lien is for any rent, labor, or other valid charges pertaining to the property in the storage facility; valid expenses incurred in its

preservation; and reasonable costs for its sale or other disposition. The facility owner must follow specified procedures for, among other things, notifying a defaulting property owner, advertising the property sale, disposing of sale proceeds, and redeeming the property.

COMMITTEE ACTION

General Law Committee

Joint Favorable Substitute

Yea 18 Nay 0 (03/12/2013)